



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 12-132859-AB

Project Name/Address: Bellevue City Code / Sign Code Amendment regarding minimum net square feet required for an enterprise to qualify for signage the top of a high rise in Downtown Bellevue from 180,000 to 120,000.

Planner: Patti Wilma, Planning Manager, PCD

Phone Number: 425-452-4114

Minimum Comment Period: March 28, 2013

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☐ Vicinity Map
- ☐ Plans
- ☐ Other:

**CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
(Integrated SEPA/GMA Process)**

A. BACKGROUND INFORMATION

PROPOSAL TITLE: Sign Code (Bellevue City Code) Amendment Regarding minimum floor area required to earn signage at the upper level of a high rise in Downtown Bellevue (File No. 12-132859-AB).

PROPERTY OWNERS' NAME: N/A; applies Downtown

PROPOSAL LOCATION: Applies Downtown

PROPOSER'S NAME: City of Bellevue, Department of Planning and Community Development

CONTACT PERSON'S NAME: Patti Wilma, Planning Manager

CONTACT PERSON'S ADDRESS: Planning & Community Development
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

CONTACT PERSON'S PHONE: 425-452-4114

BRIEF DESCRIPTION OF THE PROPOSAL'S SCOPE AND NATURE:

1. General description:

Sign Code Amendment to reduce the minimum floor area occupied by only a single enterprise for the purpose of qualifying for signs at the upper-level of a high rise from 180,000 net sq. ft to 120,000. All other criteria of BCC 22B.10.030E.2.e. Building Mounted Signs/Upper-level high rise signs and BCC22B.10.025E.3.d Design Criteria Downtown Districts will remain unchanged.

2. Site acreage: Applies Downtown.

3. Number of dwelling units/buildings to be demolished: N/A

4. Number of dwelling units/buildings to be constructed: N/A

5. Square footage of buildings to be demolished: N/A

6. Square footage of buildings to be constructed: N/A

7. **Quantity of earth movement (in cubic yards):** N/A
8. **Proposed land use:** NA
9. **Design features, including building height, number of stories and proposed exterior materials:** NA
10. **Other:** N/A

Proposed timing or schedule (including phasing, if applicable):

A public hearing on the proposal is anticipated in February of 2013. Final action on the Amendment by the City Council is expected to occur late winter/early spring 2013.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

If City Council adopts this proposal future Downtown development would be subject to the updated Sign Code.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

SEPA checklist and threshold determination for this proposed amendment.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

The City has various proposals under review. New proposals will be processed according to the proposed amendment to the Sign Code, if the City Council adopts the amendment.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Ordinance adoption by the City Council.

B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

C. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

Project Summary: The proposal is to amend the Bellevue Sign Code to reduce the minimum floor area occupied by only a single enterprise for the purpose of qualifying for signs at the upper-level of a high rise from 180,000 net sq. ft to 120,000. All other criteria of BCC 22B.10.030E.2.e. Building Mounted Signs/Upper-level high rise signs and BCC22B.10.025E.3.d Design Criteria Downtown Districts will remain unchanged.

Environmental Summary per WAC 197-11235(30(b)):

State the Proposal's Objectives: To comply with the GMA by adopting development regulations that implement and are consistent with the Comprehensive Plan.

Specify the purpose and need to which the proposal is responding: To ensure that sign regulation is applied equitably to major enterprises in the Downtown.

State the major conclusions, significant areas of controversy and uncertainty: The major conclusion is that the no greater number of signs at the top of high-rises will result from this amendment. There are no known significant areas of controversy or uncertainty.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: No issues to be resolved. The alternative course of action would be to not adopt the proposed amendment. In terms of environmental impacts, the two alternatives are not significantly different.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a nonproject action to provide a regulatory framework for the review, mitigation, and permitting of regional light rail transit uses. There are no significant adverse impacts resulting from that action. Any specific proposal for new development with signage would require project level review.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. No significant environmental impacts have been identified, therefore no mitigation measures are proposed.

SUMMARY

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Adoption of the proposed code amendment will not increase the potential impacts to water, air and earth resources or noise production.

Proposed measures to avoid or reduce such increases are: N/A

2. **How would the proposal be likely to affect plants, animals, fish or marine life?**

Adoption of the proposed code amendment will not increase the potential impacts to plants and animals.

Proposed measures to protect or conserve plants, animals, fish or marine life are: N/A

3. **How would the proposal be likely to deplete energy or natural resources?**

No adverse impacts to energy or natural resources are anticipated by the adoption of the proposed code amendment.

Proposed measures to protect or conserve energy and natural resources are: N/A

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

Adoption of the proposed code amendment will not affect environmentally sensitive areas or areas designated or eligible for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are: N/A

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Adoption of the proposed amendment will not affect any shoreline areas.

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

Adoption of the proposed amendment will not increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are: N/A

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

No conflicts are known or anticipated.

- D. The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.**

Signature_____

Date Submitted: December 27, 2012

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